



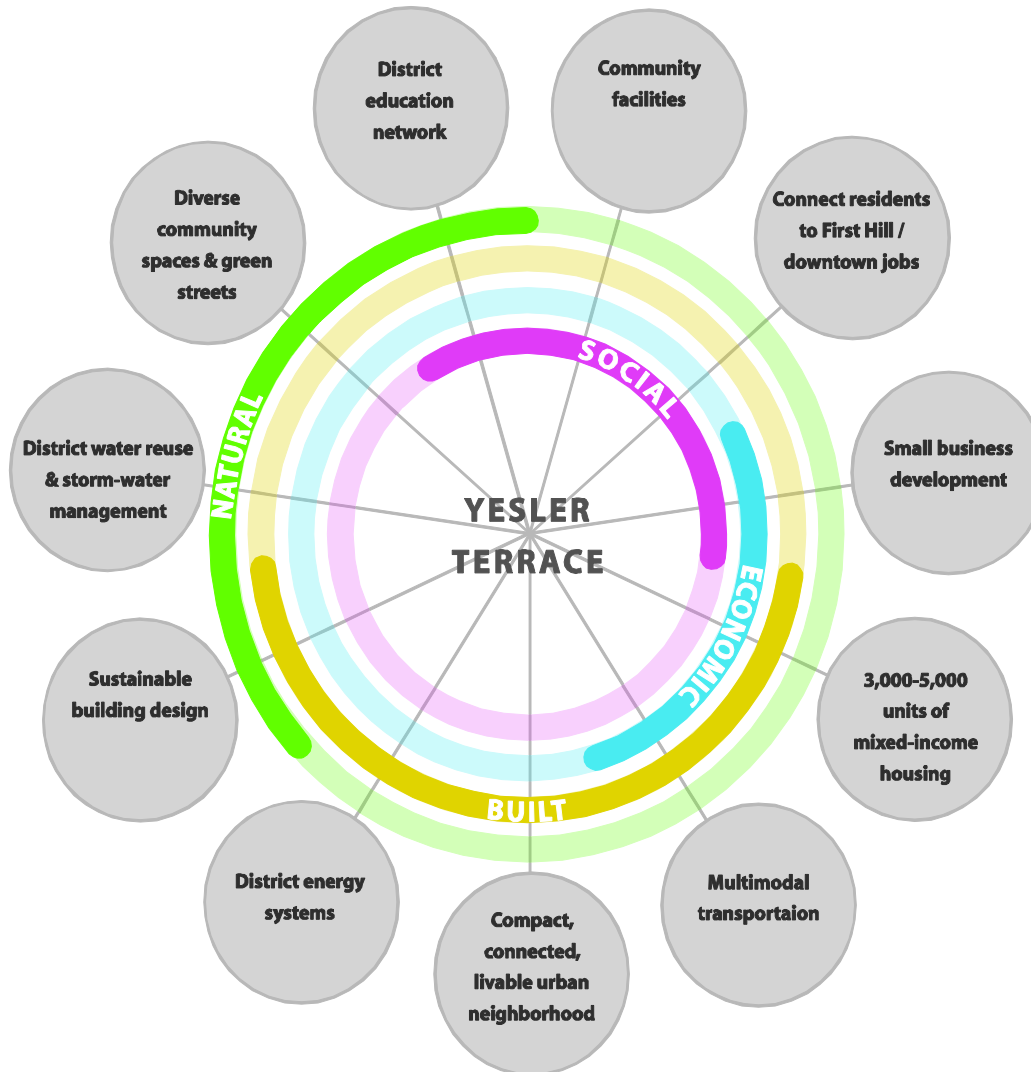
Yesler Terrace



Bringing home a better future

November 8, 2010

Goals for Yesler Terrace



Yesler Terrace today



- 561 housing units on 28 acres
- About 1,200 residents
- Second oldest operating public housing development in US

Yesler Terrace tomorrow

Four Core Values
direct every aspect of
the project:

1. Social equity
2. Environmental stewardship
3. Economic opportunity
4. One-for-one replacement housing



A four-year retrospective

- Citizen's Review Committee created, Oct. 2006
- Guiding Principles established, December 2007
- Redevelopment alternatives developed, Oct. 2009
- Recognition from the Quality Growth Alliance, Sept. 2010
- Draft Environmental Impact Statement released, Oct. 2010



Our promises to residents



Everyone who remains in compliance with their lease will be able to return

Replace all existing housing (561 units), on site or close by, with modern, healthy, accessible and appropriate housing

Make provision for existing daycare businesses to keep operating

Provide relocation assistance

Lessons learned from earlier work

- We **can** build healthier, better housing for low-income residents
- The quality of the neighborhood **matters** – it is just as important to low-income people as it is to anyone else
- Involve residents from the beginning in meaningful ways to get the best design
- Work with partners to develop community facilities and programs (e.g. Neighborhood House, community colleges, Boys & Girls Club)



Lessons learned - continued



- Look to as many resources as possible to fund redevelopment – e.g. Low-Income Tax Credits, bonds, a variety of public funds
- Use development activities to promote jobs for low-income residents
- Increase overall low-income housing stock citywide
- Meet diverse housing needs – across income range, for seniors, disabled, families, families with health challenges

Community involvement - residents

- Meetings almost monthly with residents and sub-groups of residents since the project began
- Frequent articles in The Voice including three “Special Reports” and regular letters
- Key documents translated into nine languages; interpretation provided for meetings



Involving community stakeholders



More than 30 meetings with:

- nearby community groups
- nonprofits
- neighbors such as Harborview and Seattle University
- Design Commission
- Interdepartmental City team

Many individual meetings with community leaders

Redevelopment alternatives in DEIS



- 3,000-5,000 housing units
 - 561 replacement units (below 30% Average Median Income)
 - 290 additional low-income units (30-60% AMI)
 - 950 workforce housing (below 80% AMI)
 - 1,200-3,200 market-rate housing
- 400,000-1.2 million SF office
- 25,000-100,000 SF retail
- 5-8 acres open space

No-action and development under existing zoning also studied

Sustainable community possibilities

In partnership with SPU, we commissioned a study by national experts to evaluate sustainability potential. Early results show:

- Water re-use strategies could result in significant reduction in use
- District heating using on-site resources may be possible

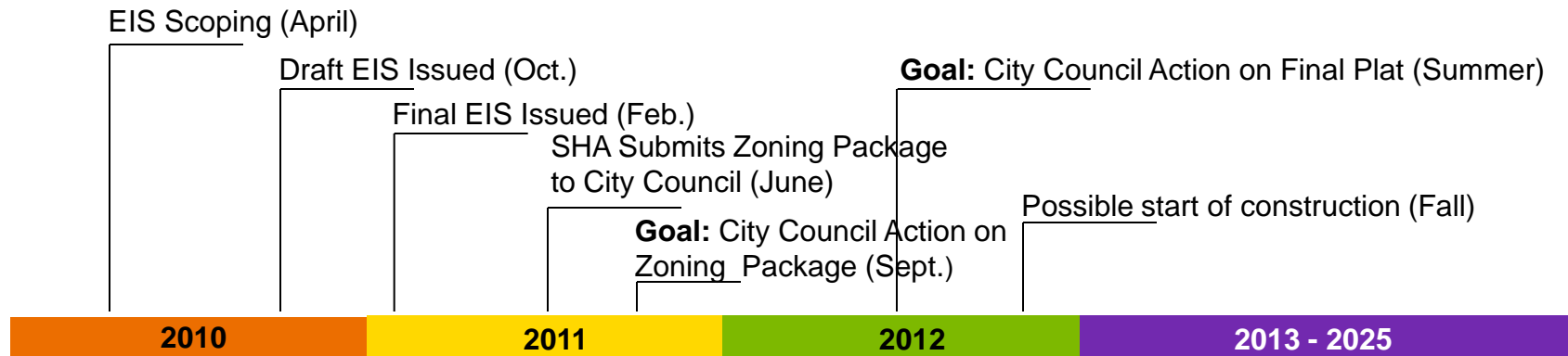


Opportunity with Choice Neighborhoods

- \$25 million grant to initiate neighborhood transformation
- Enable education and employment programs
- Provide housing opportunities
- Support economic development



Redevelopment timeline





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